

Date: June 7, 2012

To: Thomas J. Bonfield, City Manager
Through: Wanda S. Page, Deputy City Manager
From: Bertha T. Johnson, Director of Budget & Management Services
Roberta E. Bibby, Corporate Sr. Budget & Management Services Analyst

Subject: Voluntary Annexation Petition Received December 13, 2011

Executive Summary

A voluntary annexation petition has been received and reviewed for the Leesville Road II parcels located south of Leesville Road, north and west of Andrews Chapel Road, and south and east of Adventure Trail. The Administration is requesting a public hearing on Monday, June 18, 2012 to hear citizen comments concerning the petitioned annexation and to adopt an ordinance annexing this area into the City.

Recommendation

The Administration recommends the City Council adopt an ordinance annexing the Leesville Road II parcels into the City of Durham effective June 30, 2012, and authorize the City Manager to make a one-time debt payment to Bethesda VFD in connection with the Leesville Road II parcels.

Background

The Administration is requesting the Council set Monday, June 18, 2012 as the public hearing date for this area requesting to be annexed into the City. The public hearing will be held in compliance with N.C. General Statute 160A-58.2. The area under review has estimated revenues exceeding estimated expenditures within the 8 year build-out window.

This annexation area currently consists of 13 small parcels which are adjacent to a previously annexed non-contiguous area entitled Leesville Road Active Adult Community. This petition includes additional acreage along the perimeter which allows the developer to proceed with the original development scope and still meet land use criteria under the UDO. The total number of units for the entire Leesville Road (Del Webb) development will not increase as a result of this annexation action.

Costs for all General Fund city services other than those listed here were previously captured in the Leesville Road Active Adult Community annexation effective September 30, 2011.

Alternative(s)

The Council can choose not to annex the area, which would result in the City providing water and/or sewer services to the petitioned area outside the City limits. In the future, the City could decide to pursue annexation through the City-initiated process. The City-initiated annexation process is much more costly and contentious than the petition process. Staff investigation of qualification criteria, education of citizens, and writing of extensive reports results in

considerable administrative expense. Statutes require lengthy delays and numerous public hearings. In addition, citizens opposing the City-initiated annexations frequently challenge the City's action in court, resulting in delays, uncertain start dates for the annexation, and additional legal costs.

Financial Impact

Current Zoning (Leesville Road II):

The estimated General Fund revenues generated from this one annexation area under current zoning at build out in FY2018-19 would be \$16,464. The total estimated expenditures associated with providing the City services at build out in FY2018-19 would be \$10,699. The estimated net gain to the City at build out in FY2018-19 would be \$5,767. The cumulative estimated net gain to the City at build out in FY2018-19 would be \$9,803.

A cost benefit analysis is attached that provides additional details through build out in FY2018-19.

SDBE Summary

Not applicable; no service is being provided.

Attachments

- Annexation Summary Table
- Ordinance
- Clerk Certification
- Legal Description
- Context Map
- Cost / Benefit Analysis